

Section 56. Off-Street Parking Requirements

In all zoning districts there shall be provided in connection with appropriate allowable uses, off-street parking space in accordance with the following requirements:

- A. **MINIMUM OFF-STREET PARKING REQUIREMENTS:** The minimum number of off-street parking spaces herein required shall be computed and provided in accordance with the following specifications:
1. The number of spaces required shall serve residents, customers, patrons, visitors and employees.
 2. Each parking space shall have adequate drives and room for ingress and egress to each parking space with a minimum size of eight (8) feet by twenty-two (22) feet for each parallel parking space and nine (9) feet by eighteen (18) feet for each angular head-in parking space, and shall be designed in accordance with minimum City standards.
 3. All maneuvering for off-street parking shall be accomplished on private property.
 4. The minimum required off-street parking shall be provided to patrons of the associated use free of charge, unless approved with a Special Use Permit in accordance with Section 49 of this ordinance.
- B. **UNCLASSIFIED USE:** Where the proposed land use cannot be classified within the uses herein specified, the City Council shall determine the specified use most clearly related to the proposed use and the minimum requirements for the specified use so determined shall apply to the proposed use.
- C. **NUMBER OF PARKING SPACES REQUIRED:** Multi-use projects shall have aggregate parking requirements. The minimum number of off-street parking spaces required shall be as follows:

1. RESIDENTIAL:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Single-family dwellings: attached, detached, townhouse, duplex	2	Dwelling unit
Mobile home subdivision	2	Dwelling unit
Apartment, Condominiums, triplex, fourplex	2	Dwelling unit

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Motels or Hotels with restaurants or clubs	1	Guest room, plus requirements for eating or drinking establishment
Motels or Hotels with conference facilities with less than 25,000 sq. ft. of conference area	1.5	Guest room, plus requirements for eating or drinking establishment
Hotels or motels with restaurants, clubs or conference facilities between 25,001 and less than 100,000 sq. ft. of conference area	1.5	Guest room, plus 1 parking space per 100 sq. ft. of conference area
Hotels or motels in excess of 500 rooms with restaurants, clubs or conference facilities in excess of 100,000 sq. ft. of conference area	1	Guest room, plus 1 parking space per 250 sq. ft. of conference area

2 INSTITUTIONAL:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Church	1	3 seats in main sanctuary
Public Health Center	1	200 sq. ft. of gross floor area
Community, Civic Center	1	3 seats
Institution; religious, charitable, or philanthropic organization	1	200 sq. ft. of gross floor
Place of public assembly	1	3 seats
Hospital	2	Bed
Nursing, convalescent home or institutional home for elderly	1	Each bed (design cap.)
Residence home for elderly	1.1	Dwelling unit
Day Care Center	1	300 sq. ft. of day care activity space
Personal Care Facility	5 plus 1	2 beds
Governmental Office Buildings	1	200 sq. ft. of gross floor area

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Libraries, Museums, Galleries	1	400 sq. ft. of public floor area
School, Kindergarten, Elementary	1	20 students (design cap.)
School, Junior High, Middle School	1	12 students (design cap.)
School, High	1	3 students (design cap.)
Lodge or Fraternal Organization	1	200 sq. ft. gross floor area

3. FOOD AND BEVERAGE SERVICE

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Eating or drinking establishment service to auto	12 plus 1	50 sq. ft. of floor area
Eating or drinking establishment no service to auto	1	3 persons (maximum occupant load for a building)
Food service establishment carry-out service only	1	100 sq. ft. gross floor area
Winery	5 plus 1	1,000 sq. ft. of production floor area
	1	50 sq. ft. of area designated to public assembly
	1	2 visitors, to be determined by the number of visitors per hour (visitors per hour determined by tour frequency and tasting room capacity)
	Plus 100% of any required parking	For each additional use
Wine tasting facility	1	3 persons (maximum occupant load for a building)

4. OFFICE, PROFESSIONAL OR FINANCIAL USES:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Bank or savings and loan office auto	1	300 sq. ft. of gross floor area
Medical or dental	5 plus 1	150 sq. ft. of gross floor area
Office, professional	5 plus 1	300 sq. ft. of gross floor area
Dance, drama, or music studio	1	2 students (design cap.)

5. PERSONAL SERVICE, RETAIL USES:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Personal service establishment, excluding barber & beauty shops	5 plus 1	200 sq. ft. gross floor area
Barber & beauty shops	1	100 sq. ft. gross floor area
Automotive retail sales and service (except automotive parts or accessory sales)	1	2,000 sq. ft. of site area
Motor vehicle or marine service & repair	1	125 sq. ft. of gross floor area
Marine retail sales (except recreational marinas, commercial moorage & sale of boat parts or accessories)	1	2,000 sq. ft. of site area
Retail establishments in buildings	5 plus 1	200 sq. ft. gross floor area
Outdoor retail sales	1	600 sq. ft. of site area exclusive of buildings

6. SHOPPING CENTERS, MALLS & MULTI-OCCUPANCY PARKING REQUIREMENTS:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Shopping centers, malls & multi-occupancy with the GLA over 25,000 sq. ft. to 400,000 sq. ft. of GLA	4	1,000 GLA
Shopping centers, malls & multi-occupancy centers with the GLA between 400,000 to 600,000 sq. ft.	4.5	1,000 GLA
Shopping centers, malls & multi-occupancy centers with GLA over 600,000 sq. ft.	5	1,000 GLA

7. SHOPPING CENTERS, MALLS & MULTI-OCCUPANCY PARKING ADJUSTMENT REQUIREMENTS:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Office areas exceeding 20% of GLA of shopping centers, malls, multi-occupancy	2.5 additional spaces	1,000 GLA of office space
Cinemas occupying up to 10% of shopping centers, malls & multi-occupancy containing less than 100,000 sq. ft. of GLA	3 additional	For each 100 cinema seats
Cinemas providing more than 450 seats in shopping centers malls, & multi-occupancy having between 100,000 to 200,000 sq. ft. of GLA	3 additional spaces	For each 100 seats above the initial 450 seats
Cinemas providing more than 750 seats in shopping centers malls & multi-occupancy having over 200,000 sq. ft. of GLA	3 additional	For each 100 seats above the initial 750 seats

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Eating or drinking establishments in shopping centers malls & multi-occupancy having more than 25,000 sq. ft. and less than 100,000 sq. ft. of GLA spaces	10 additional	Each 1,000 sq. ft. of food or drinking establishment
Eating or drinking establishments in shopping centers malls & multi-occupancy having more than 100,000 sq. ft. and less than 200,000 sq. ft. of GLA	6 additional	Each 1,000 sq. ft. of food or drinking establishment
Eating or drinking establishments in shopping centers malls & multi-occupancy having more than 200,000 sq. ft. and less than 600,000 sq. ft. of total GLA spaces	4 additional	Each 1,000 sq. ft. of food or drinking establishment

8. RECREATION, SOCIAL AND ENTERTAINMENT USES:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Indoor commercial amusements	1	100 sq. ft. enclosed floor area
Outdoor commercial amusements	20 plus 1	6 seats
Bowling alley	20 plus 3	Lane
Theaters/cinemas	1	4 seats
Outdoor theater	1	2 seats
Golf Course (public & private)	5	Hole
	1	10 linear foot of a driving area
	Plus 50% of any required parking	For each additional use

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Indoor Skating Facilities	1	Per 2.5 personal based on occupant load of skating surfaces
	Plus 1	Per 3 persons based on spectator seating

9. STORAGE, WHOLESALE, AND MANUFACTURING:

USE	NUMBER OF PARKING SPACES	REQUIRED FOR EACH
Warehousing and enclosed storage areas	1	2,000 sq. ft. of area
Manufacturing	1	1,000 sq. ft. of floor area
Brick or lumber yard or similar use	1	3,000 sq. ft. lot area
Mini-warehouses	1	3,000 sq. ft. of floor area

- D. **EXCEPTIONS:** Groups of uses requiring vehicle parking space may join in establishing group parking areas with capacity aggregating that required for each particular use. Where it can be established before the building official that parking for two (2) specific uses occurs at alternating periods, the parking space requirements of the use requiring the greater number of spaces may be applied to both uses in a combined parking area.

Example: Church and professional office building.